



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

## **Weekly Planning List**

**47/21**

(22/11/2021-26/11/2021)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2221/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Fibonacci Property ICAV
<b>Location</b>	Former AIB Bank Centre lands, Junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4
<b>Registration Date</b>	22/11/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** EXT.OF DURATION:Development at a site of 1.513 hectares. The development will consist of the demolition of the existing four no. office blocks with a total gross floor area of 9,789 sq.m on the site and the construction of 2 no. 6 storey office buildings (with setbacks at 4th and 5th floor) over three levels of basement, with office accommodation at upper basement level, parking and ancillary facilities at lower basement level and a sub-basement area to accommodate a gym, ancillary to the proposed office use and plant room areas. The total gross floor area of the offices, including basement levels is 52,247 sq.m. The gross floor area of the proposed office accommodation is 40,321 sq.m.

Development includes 2 no. single storey café/ restaurant/ retail units of 36 sq.m and 104 sq.m located at upper basement level in the proposed central plaza.

Both blocks include terraces at fourth and fifth floor level. Vehicular and cycle access to the basement car park is proposed from the existing vehicular access off Merrion Road on the southern boundary of the site. The development includes the provision of 164 no. car parking spaces, 405 no. bicycle parking spaces (in the lower basement) and 58 additional visitor spaces (at surface level), 7 no. motorcycle spaces, showers, changing and locker space at lower basement level.

Pedestrian access via the existing central plaza is retained. Works to the plaza include its lowering to upper basement level, new access steps, planting, water features and hard and soft landscaping.

The development includes plant areas and internal switch rooms, all associated site development works, hard and soft landscaping and all other ancillary works. The development includes the construction of a two storey substation/ switch room building located to the west of the site with an area of 57.5 sq.m. Existing site boundary railings to be retained and refurbished.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3210/21
<b>Application Type</b>	Permission
<b>Applicant</b>	Pawnbeach Ltd
<b>Location</b>	4 Dame Lane, Dublin 2
<b>Registration Date</b>	26/11/2021
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission for the development consists of modifications relating to the reforming of the entrance facade to Dame Lane only including a new entrance screen and doors, relocating two gas light features higher up on the facade, fitting a new illuminated sign and fitting a retractable awning to Dame Lane.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3925/21
<b>Application Type</b>	Permission

**Applicant** Timothy McCormick  
**Location** 13, Ontario Terrace, Ranelagh, Dublin 6, D06 W573  
**Registration Date** 24/11/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for works to facilitate provision of self-contained unit at basement level, including:

- Existing staircase (non-original) to be removed;
- Replacement of existing concrete floor with new insulated and damp proofed concrete floor;
- Damp proofing external walls;
- Install calstherm dry lining to external walls;
- Modify 2 no. existing internal door opes;
- Replace non-original internal doors;
- Replace existing plasterboard ceiling to basement with fireline board;
- Installation of new stud work partition separating kitchen from proposed living/dining room;
- Install new kitchen and bathroom;
- Provide new plumbing and electrical installations;
- Complete redecoration;
- Replace non-original window to basement rear return with new double doors to patio;
- Demolition of existing lean-to boiler house in rear garden (all at basement level) and replacement of first floor return window with door and provision of granite platform and steps from here to garden level;
- Landscaping works front and rear.

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**Area** Area 1 - South East  
**Application Number** 3930/21  
**Application Type** Permission  
**Applicant** William Gilbert Treacey  
**Location** 79, Sandford Road, Dublin 6, D06 CK83  
**Registration Date** 24/11/2021

**Additional Information**

**Proposal:** Planning permission for the following development:

- Demolition of 283 sq.m of existing commercial buildings,
- Erection of six, two-storey (plus attic) townhouses,
- 8 car parking spaces, and all associated site works (including drainage).

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**Area** Area 1 - South East  
**Application Number** 3933/21  
**Application Type** Permission  
**Applicant** Jason Investments  
**Location** 12, Wicklow Street, Dublin 2, D02EC43  
**Registration Date** 25/11/2021

**Additional Information**

**Proposal:** Planning permission for a material change of use from office to retail use at first floor level, together with a single storey extension (retail, 45 sqm) located at first floor level to the rear, an extension of the basement level (retail, 12.8 sqm) to the rear together with a new staircase linking basement, ground and first floor levels with links into 4 Glendenning Lane to the rear of the property. A new shopfront on Wicklow Street with associated signage, all at 12 Wicklow St. Dublin 2.

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**Area** Area 1 - South East  
**Application Number** 3938/21  
**Application Type** Permission  
**Applicant** Atria Living Ltd  
**Location** Site at the corner of Macken Street and Pearse Street,  
Dublin 2  
**Registration Date** 25/11/2021

**Additional Information**

**Proposal:** Planning permission for development on a 0.0107 Ha (107 sq m) site at the corner of Macken Street and Pearse Street. The site is bounded to the south by No. 109b Pearse Street and Pearse Street, to the east by Macken Street, to the north by No. 32a Macken Street, and to the west by No. 57 Pearse Square. The proposed development will principally consist of the demolition of a single storey warehouse (96 sq m) and the construction of a 3 No. Storey live-work unit (216.4 sq m) providing office space at ground (83.4 sq m) and first floor level (76.1 sq m) and a studio apartment at the second-floor level (56.9 sq m). This development will also include a mural on the western elevation, a westerly facing balcony, bicycle parking, a bin store, hard and soft landscaping and all other associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** 3939/21  
**Application Type** Permission  
**Applicant** Dublin Dental Hospital  
**Location** Second Floor Terrace, Dublin Dental University  
Hospital, 22-28 Lincoln Place, Dublin 2, D02 F859  
**Registration Date** 25/11/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will consist of (a) new retractable roof canopies fixed to the existing concrete walls and/or with metal support structure covering part of the existing roof terrace at second floor level. The canopies will incorporate a new retractable vertical wall system, (b) new bespoke banquette seating, (c) new built in planters and existing balustrade with new planters, (d) new raised flooring, all at second floor terrace, Dublin Dental University Hospital, No's 22-28 Lincoln Place, Dublin 2, D02 F859, with all associated site works.

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## Area 1 DOMESTIC

**Area** Area 1 - South East  
**Application Number** 2781/21  
**Application Type** Permission  
**Applicant** Chris Hall  
**Location** 68, Rathmines Road Upper, Dublin 6  
**Registration Date** 23/11/2021  
**Additional Information** Clarification of Add. Information Recd.

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: The development consists of the following:

1. Retention of new internal partition to bathroom/kitchen at basement level.
2. Retention of revised kitchen layouts at basement level.

3. Retention of revised kitchen layouts including new internal partitions at ground floor level.
4. Retention of relocated door to kitchen area to non-original walls and revised kitchen layout at first floor level.
5. Retention of new internal partitions and revised kitchen layout at first floor level.
6. Retention of the removal of a non-original mezzanine floors at ground and first floor levels.
7. Retention of internal plasterboard finish to close an existing window opening (internal to building only) and revised kitchen layouts at second floor level.
8. Retention of relocation of doors to corridors at second floor level.
9. Retention of relocation of doors to attic level and provision of new plasterboard to staircase leading to attic level.

Planning permission is also sought for the following proposed works:

1. Removal of non-original plaster finish to the original non-partition wall at entrance hall on ground level with associated repair to original.
2. Repair work to existing leaded fanlight and side lights at entrance level.
3. The replacement of 2 no. windows with timber sash windows to side elevation of the rear return at basement level.

**Area** Area 1 - South East  
**Application Number** 3924/21  
**Application Type** Retention Permission  
**Applicant** John Doherty  
**Location** 16, Elmwood Avenue Lower, Ranelagh, Dublin 6, D06Y308  
**Registration Date** 24/11/2021  
**Additional Information**

**Proposal:** RETENTION: of the existing mural on the gable wall of the two storey house at this address. Vehicle access is unaffected. This is not a listed protected structure. This application does not relate to development within the meaning of part 11 of the Planning and Development Regulations 2001 (As amended) (Major Accidents Directive). No Integrated pollution Control License/Waste License is applicable. This application does not relate to development in a Strategic Development Zone. No Environmental Impact Statement or Nature Impact Statement is applicable.

**Area** Area 1 - South East  
**Application Number** 3929/21  
**Application Type** Permission  
**Applicant** Paz Ferrer and Carlos Bertomeu  
**Location** 71, Eglinton Road, Donnybrook, Dublin 4, D04 C2W1  
**Registration Date** 24/11/2021  
**Additional Information**

**Proposal:** The development will consist of demolition of existing two storey/double-height atrium extension at rear and construction of a single storey kitchen and three storey dining/bedroom extension at rear (131.5m<sup>2</sup>), with rooflights, new rooflight to existing bathroom at side, widening of vehicular entrance at front, landscaping works to front garden and all associated services and siteworks.

**Area** Area 1 - South East  
**Application Number** 3941/21  
**Application Type** Permission  
**Applicant** Jenny Anne Corkery and Cillian McGovern  
**Location** Rear of 13 Emorville Avenue, Portobello, Dublin 8,

D08R22W

**Registration Date** 25/11/2021

**Additional Information**

**Proposal:** The development will consist of proposed amendments to previously approved planning application Ref: WEB1496/21. Proposed amendments include; the addition of a low pitched zinc roof and rooflight to accommodate a non habitable storage room (area 7sqm) and modifications to the east facade to include an additional false window.

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**Area** Area 1 - South East

**Application Number** 3942/21

**Application Type** Permission

**Applicant** Charlotte Craigie

**Location** 3, Charleston Avenue, Ranelagh, Dublin 6, D06 W668

**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the alteration and partial demolition of the existing return to the rear and construction of a new single storey extension, alterations to 2 no. openings at ground floor, minor alterations to the existing internal layout, the installation of an ensuite and shower room at first floor, the installation of slim double glazing to the sash windows to front and rear of the house, and ancillary works.

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**Area** Area 1 - South East

**Application Number** 3943/21

**Application Type** Permission

**Applicant** Barry and Sharon Dillon

**Location** 39 Wellington Road, Dublin 4

**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission is sought for:

- A. Two storey extension (at first and second floor level) built on existing two storey extension to rear. Proposed accommodation is bedroom and bathroom.
- B. Remove arch stair window and raise opening to facilitate access to the new extension.
- C. Alter existing stairs to enable additional stair flight.

This house is a protected structure.

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**Area** Area 1 - South East

**Application Number** 3949/21

**Application Type** Permission

**Applicant** Christopher and Ken O'Connor

**Location** 74 Home Villas, Donnybrook, Dublin 4, D04 V9H7

**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** The development will consist of the provision of a single storey extension to the rear, containing a universal access shower room with drainage connection to the existing combined sewer & associated site works.

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**Area** Area 1 - South East  
**Application Number** 3950/21  
**Application Type** Permission  
**Applicant** Edmund and Susan Lynch  
**Location** 43 Nutley Lane, Dublin 4, D04 V6W2.  
**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** Permission for Partial demolition of an existing single storey extension to the rear, construction of a single storey extension to the rear and extension to garage at front with new roof over porch area and a two-storey extension to the side and front, conversion of attic with provision of dormer to the rear and rooflight to side, including all associated site works to an existing semi-detached two storey dwelling.

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**Area** Area 1 - South East  
**Application Number** 3954/21  
**Application Type** Permission  
**Applicant** Jane O'Hanlon  
**Location** 55, Nutley Avenue, Donnybrook, Dublin 4  
**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** PERMISSION & RETENTION: The development consists of:

- A. Permission to construct a first floor extension over existing ground floor bedroom to front of dwelling;
  - B. Permission to construct a second floor extension which involves the removal of existing roof and replacing it with a new dormer style roof with accommodation for 2 no. bedrooms with ensembles;
  - C. Permission to carry out alterations to existing elevations including, the construction of new gable styled walls to front, new windows to front and rear of second floor dormer extension and construction of decorative mouldings to front/rear elevations;
  - D. Permission to construct a new roof canopy over the front entrance;
  - E. Retention permission for a single storey detached home-office/garden room to the rear of the site and all ancillary site works.
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**Area** Area 1 - South East  
**Application Number** 3955/21  
**Application Type** Permission  
**Applicant** Mairead Gallagher and John O'Reilly  
**Location** 83 Ringsend Road, Dublin 4, D04 DP84  
**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** Planning permission to widen existing pedestrian access and create a vehicular entrance, the application will also require permission to remove a street tree outside the property on the public footpath and for the path kerb to be dished.

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**Area** Area 1 - South East  
**Application Number** WEB5133/21  
**Application Type** Permission  
**Applicant** Nadia Atti & Michael Sinnott

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**Location** 292, Galtymore Road, Drimnagh, Dublin 12 D12 N267  
**Registration Date** 24/11/2021

**Additional Information**

**Proposal:** Permission is sought for construction of two storey extension to the side and a single storey extension to the front of existing house, alterations to internal layout, main roof and elevations, new porch and all associated site development works at No. 292 Galtymore Road, Drimnagh, D12 N267 by Nadia Atti & Michael Sinnott. To include permission for widening of front vehicular entrance to 3.50 metres.

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**Area** Area 1 - South East  
**Application Number** WEB5140/21  
**Application Type** Permission  
**Applicant** James Alex Doran  
**Location** 50, Grosvenor Lane, Rathmines, Dublin 6  
**Registration Date** 25/11/2021

**Additional Information**

**Proposal:** The development will consist of the partial demolition of the existing rear wall and roof, and the erection of a part first floor, part two storey extension to the rear of the existing end of terrace dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level.

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**Area** Area 1 - South East  
**Application Number** WEB5141/21  
**Application Type** Permission  
**Applicant** David Ryan  
**Location** 49, Grosvenor Lane, Rathmines, Dublin 6  
**Registration Date** 25/11/2021

**Additional Information**

**Proposal:** The development will consist of the partial demolition of the existing rear wall and roof, and the erection of a part first floor, part two storey extension to the rear of the existing terraced dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level.

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**Area** Area 1 - South East  
**Application Number** WEB5145/21  
**Application Type** Permission  
**Applicant** Craig Flood and Janelle Hopkins  
**Location** 98, Ringsend Park, Ringsend, Dublin 4  
**Registration Date** 26/11/2021

**Additional Information**

**Proposal:** Planning Permission is sought to raise existing roof to front and fit two new rooflights, to construct new first floor extension to rear with flat roof comprising living area, bathroom and enclosed balcony area, to convert existing ground floor to three bedrooms with associated internal alterations including new stairs.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0368/21  
**Application Type** Section 5  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 25/11/2021  
**Applicant** Robert Byrne  
**Location** 14, Belgrave Square East, Dublin 6

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The proposal consists of: (i) structural repairs to the shared front chimney stack between no. 13 & 14 Belgrave Square East. (ii) minor relocation of a modern partition wall on the first floor. (iii) relocation of a ceiling hatch from main staircase ceiling to first floor bedroom lobby, and installation of a conservation velux rooflight access hatch to the inner valley for roof maintenance access. (iv) re-pointing of granite entrance steps leading to the main entrance. (v) adjustment of the concrete step leading to the lower ground floor entrance.

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**Area** Area 1 - South East  
**Application Number** 0371/21  
**Application Type** Section 5  
**Decision** Refuse Exemption Certificate  
**Decision Date** 25/11/2021  
**Applicant** Ravensglen Developments Ltd  
**Location** 46, Rathmines Road Lower, Dublin 6

**Additional Information**

**Proposal:** EXPP: We are proposing to change the finish of the external facade at 46 Rathmines Road Lower, Dublin 6. The current facade consists of a brick that has become outdated, and we wish to improve the current aesthetic. Therefore, ask if this is considered exempted development?

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**Area** Area 1 - South East  
**Application Number** 0372/21  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 25/11/2021  
**Applicant** Sinead Crowley and Conor Crowley  
**Location** 1, Palmerston Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** SHEC: Construction of a two storey mews dwelling

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**Area** Area 1 - South East  
**Application Number** 2643/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Mount Argus Monastery Ventures Limited  
**Location** Lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W

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**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for development on lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin 6W, within the curtilage of a protected structure (Mount Argus Church). The development will consist of works to include:

- Construction of a part 3/4 storey apartment building with undercroft car parking;
- The apartment building will provide 22 no. apartments, consisting of 6 no. studio units and 16 no. 1-bed units;
- Vehicular access from Mount Argus, car parking, motorcycle parking and bicycle parking - 21 no. car parking spaces, 1 no. motorcycle parking spaces and 43 no. bicycle parking spaces will also be provided;
- Landscaping, boundary treatment, bin stores and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2667/21
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	23/11/2021
<b>Applicant</b>	Railway Union Sports Club
<b>Location</b>	Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The development will consist of: Construction of a weatherproof enclosure (367 sq.m) over the existing synthetic turf cricket practice lanes, including equipment storage, lighting and associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2704/21
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AI EXT OF TIME
<b>Decision Date</b>	23/11/2021
<b>Applicant</b>	The Pembroke Road Partnership
<b>Location</b>	St. Mary's Home, Pembroke Park and 28A Clyde Lane, Dublin 4

**Additional Information**

Additional Information Received

**Proposal:** Planning permission for a Build to Rent residential development at this site. The proposed development will consist of:

1. Demolition of non-original extensions to St. Mary's Home and ancillary structures on site;
2. Alterations to and change of use of the existing building (St. Mary's Home) from nursing home to Build to Rent (BTR) residential use, including internal and external alterations, elevational alterations, and the replacement of the existing roof structure providing for an additional storey, to provide 23 no. BTR residential units (Block A), along with resident support facilities, and resident services and amenities located at ground floor level;
3. Construction of a new part three and part four storey building to the north of and connected to the existing building, to provide 22 no. BTR residential units (Block B);
4. Construction of a new three storey building to the east of the existing building, to provide for 16 no. BTR residential units (Block C);
5. Construction of 3 no. new two storey BTR duplex units to the south of the existing building (Block D);
6. The proposed development will provide a total of 64 no. Build to Rent residential apartment

units comprising 19 no. studio apartments, 41 no. one bedroom apartments (including the 3 no. duplex units within Block D) and 4 no. two bedroom apartments;

7. The development will comprise a total gross floor area (GFA) of c. 4,302 sqm;

8. The development includes all associated site development works, car and bicycle parking spaces, solar panels at roof level, bin stores, bicycle store, plant, hard and soft landscaping, boundary treatments, widening of vehicular access from Pembroke Park, pedestrian access points from Clyde Lane and Pembroke Park, foul and surface water drainage, and all other ancillary works, including temporary site hoarding and marketing signage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2901/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	REFUSE EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	26/11/2021
<b>Applicant</b>	John & Ann Ryan
<b>Location</b>	Site at Tritonville Lane, (to rear of 29 Sandymount Road), Dublin 4

**Additional Information**

**Proposal:** EXT. OF DURATION: Permission to construct two semi-detached 2-storey mews dwellings, move 1 no. vehicular entrance and create 1 no. vehicular entrance.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	2927/16/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	REFUSE EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	24/11/2021
<b>Applicant</b>	Noel Callaghan
<b>Location</b>	Rear of 2, Londonbridge Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** EXT. OF DURATION: Permission was granted on the site for 4 bed detached family dwelling 210 sq.m under Reg.Ref. 3031/11. The house was not commenced. Permission sought for a change of house type than previously permitted. The proposal consists of detached 4 bed family dwelling 184 sq.m with traditional pitched roof, pedestrian gate & vehicular entrance to lane and associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3087/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/11/2021
<b>Applicant</b>	Mr Ciaran McGrath
<b>Location</b>	40, Westland Row, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission is sought for full refurbishment works to upper and lower ground floor levels only at 40 Westland Row, Dublin 2, D02 HW74 which is a protected structure (RPS No. 8510) extending through rear to Cumberland Street South, Dublin 2, D02 V588 to include (1) General refurbishment and upgrade of existing office space (2) The addition of a new fully disabled Part M access to rear via Cumberland Street South (3) The addition of a new fire rated stair core and passenger lift (4) Creation of new door access via Cumberland Court (5)

Creation of new external openings to south elevation at ground floor level (6) Enlargement of external openings to south elevation at first floor level (7) All associative site works involved in carrying out the refurbishment.

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**Area** Area 1 - South East  
**Application Number** 3221/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Radiant Now Ltd  
**Location** 14/15, Kildare Street, Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: For development at this site at No. 14-15 Kildare Street, Dublin 2, Protected Structures ref: 4200 (No. 14) and 4201 (No.15) under the Dublin City Council Record of Protected Structures.

The development will consist of the change of use from commercial to residential use, partitioning and all required alterations of 4 no. units in No.14 Kildare Street as follow: Unit C,- 60.90sq.m, 2 bedroom dwelling at First Floor Level; Unit E- 60.90sq.m, 2 bedroom dwelling at Second Floor Level ; Unit G- 60.90sq.m, 2 bedroom dwelling at Third Floor Level; Unit 1- 55.20.m, 2 bedroom dwelling at Fourth Floor Level. The development also consists of the change of use of a basement plant room area in No. 15 into residential use - Unit A, 59. 00sq.m, 1 bedroom apartment. The development also consists refurbishment and alteration works to 4 no existing residential units in No. 15 Kildare Street: Unit B-33.85sq.m, Bedsit Unit at Ground Floor Level; Unit D-58.25sq.m, 1 bedroom unit at First Floor Level; Unit F- 58.25sq.m, 1 bedroom dwelling at Second Floor Level and Unit H-58.25sq.m, 1 bedroom dwelling at Third Floor Level as well as the refurbishment of WC and storage areas in the stair core area to the rear of the buildings. The proposed development includes the replacement of all windows to the front and rear elevations to no. 14 & 15. The development also includes the following works to No. 15: alteration to external openings at basement level, minor repairs to the brick front façade, re-setting and re-pointing flags to entrance landing, replacement and upgrading of existing electrical and plumbing services, replacement and upgrading of all existing vents and provision for new extract vent openings in No. 14, repairs and upgrading to internal walls and ceilings, dry lining, fire upgrading of existing timber floors, replacement of internal doors and strengthening of existing floors, replacement and upgrading of all kitchenette and bathroom fittings, wall and floor finishes. The development will also include all ancillary site and services works.

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**Area** Area 1 - South East  
**Application Number** 3227/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** The Workman's Club Ltd.  
**Location** Rear 9-10, Wellington Quay and 8 Essex Street East  
Dublin 2  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Planning permission for the following to rear of 9, 10 Wellington Quay, Dublin 2 (Protected Structures) and above Anne's Bar, No. 8 East Essex Street, Dublin 2 (attached to the Clarence Hotel 6-8 Wellington Quay and 6-8 East Essex Street, Dublin 2 (a Protected Structure):

a) The provision of a new open-air dining terrace (80sqm) at second floor level above Anne's

Bar and above the existing laundry room at first floor level, with painted steel fascia and glass balustrade;

- b) The provision of a double-pitched retractable fabric canopy above said terrace;
- c) The reconfiguration of the existing pedestrian external walkway/stairs between the existing open-air terrace to the rear of Nos. 9, 10 Wellington Quay and the laundry room at first floor level at No 8 East Essex Street (above Anne's Bar), to provide level access to the proposed new terrace at 2nd floor level on East Essex Street which is equivalent to first floor level on Wellington Quay and to retain the fire escape previously shown through the laundry room below.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3581/21
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	22/11/2021
<b>Applicant</b>	Gino's Italian Ltd
<b>Location</b>	118 Grafton Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development will principally consist of the change of use of the ground floor level (72.76 sq.m) from a tourist information shop to a gelato & crepe store selling hot and cold food for consumption off the premises. Works also include minor colour and wording change to the existing signage.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3585/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/11/2021
<b>Applicant</b>	Catherine Sexton
<b>Location</b>	140, Stillorgan Road, Donnybrook, Dublin 4, D04 K2P1

**Additional Information**

**Proposal:** The development will consist of the demolition of the conservatory to the rear and chimney to the side, alterations to the side roof to create a new hipped roof to allow for the proposed attic conversion to include dormer and roof light to the rear with an additional rooflight to the side, widening of entrance gateway to the front and all other associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3586/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/11/2021
<b>Applicant</b>	Gerry Murtagh
<b>Location</b>	290-292 Harold's Cross Road, Dublin 6W

**Additional Information**

**Proposal:** Planning permission for change of use of existing first floor office use to residential use to provide 1 no. 2 bedroom apartment. The proposed works comprise of removal of 1 no. window to the rear at first floor level to allow for proposed window and access door to a proposed private balcony; replacement of existing main entrance door; replacement of existing windows at first floor level. All with associated site works, bin storage and signage.

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**Area** Area 1 - South East  
**Application Number** 3587/21  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Joe Somerville of J S Real Estate Ltd.  
**Location** 36-37 Clanbrassil Street Upper, Portobello, Dublin 8

**Additional Information**

**Proposal:** Planning permission for change of use from office units to 8 bedroom guest house accommodation, internal alterations and additional floor added to existing building with rooftop garden for open space, 3 storey extension to front, side and rear of existing structure and replacement of single storey salon to front, existing basement being used for storage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3588/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Emerald Invest AB  
**Location** 167 Kimmage Road Lower, Dublin 6W, D06 XD62

**Additional Information**

**Proposal:** Planning permission for : (a) change of use and material alteration (4.9sqm) at the ground floor entrance; (b) change of use and material alteration of the 59.35 sqm first floor office and stairwell to residential use providing a 45.05 sqm 1-bedroom apartment; (c) change of use and material alteration of the 54.30sqm second floor office and stairwell to residential use providing a 46.80sqm 1-bed apartment; for a total of two new apartments. All with associated works and services.

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**Area** Area 1 - South East  
**Application Number** 3592/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Grant Thornton  
**Location** Unit 1, 13-18 City Quay, Dublin 2, D02HC98

**Additional Information**

**Proposal:** Permission for internal and external alternations to an existing single storey ground floor restaurant unit; and change of use of restaurant floorspace to flexible workspace, catering space for office staff and clients, and public takeaway cafe facility at Unit 1, 13-18 City Quay, Dublin 2. External works comprise: relocation of existing door pair on east elevation (Prince's St South) and creation of new public takeaway facility/kiosk within existing door pair on north elevation (City Quay). Internal alterations comprise: removal of existing restaurant fit-out, creation of new connection to office lobby, and all associated works.

**Area** Area 1 - South East  
**Application Number** 3596/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 23/11/2021  
**Applicant** PZ Digital Ltd  
**Location** 37, Main Street, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** Permission for the temporary retention of the existing advertising sign which is a 6.1m x 3.05m lightbox (8.44m from ground to top) on the side wall and its immediate subsequent conversion to a digital display of 4.88m x 3.05m at the same top height. The sign would replace an earlier 4.3m x 3.05m sign which in turn replaced the original 1970s 6.1m x 3.05m sign both at the same height.

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**Area** Area 1 - South East  
**Application Number** 3598/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/11/2021  
**Applicant** Kostas Efthymiou  
**Location** 'Altona' 2, South Circular Road, & 54 & 55 Heytesbury Street, Portobello, Dublin 8. D08 DR60.

**Additional Information**

**Proposal:** PERMISSION & RETENTION: PROTECTED STRUCTURE:

Planning Permission and Retention Permission for development at this site - 'Altona' no. 2 South Circular Road and nos. 54 & 55 Heytesbury Street, Portobello, Dublin 8, D08 DR60. No. 2 South Circular Road (RPS. 1791) and no. 55 Heytesbury Street (RPS. 3793) are protected structures. The development will consist of the following:

Basement floor:

Permission is sought to retain new basement walls at the north, west and east sides of 54 & 55 Heytesbury Street. Permission is sought to retain 13sq.m of new internal floor area at the east side of nos. 54 Heytesbury Street and 0.2sq.m of new internal floor area at the east side of nos. 55 Heytesbury Street which is proposed for use as ancillary plant storage for the development. Permission is sought to retain 3 sq.m of new external floor area at the east side of the site of no. 55 Heytesbury Street for use as an external courtyard. Permission is sought to retain the new basement bedroom layout on nos. 54 & 55 Heytesbury Street. Permission is sought to retain the new concrete floor construction and wall tanking in existing brick vaulted fallow areas (42sq.m) at the south and east side of the basement in 'Altona' no. 2 South Circular Road. The basement vaulted areas are proposed for use as ancillary storage for the surgery. A new flat aluminium rooflight is proposed above the existing oval ceiling opening in brick vaults in staff kitchen area previously approved as part of planning permission ref: 2006/19. The floor level of the proposed surgery, previously approved as part of planning permission ref: 2006/19 in 'Altona' no. 2 South Circular Road is to be lowered by 50mm. Minor changes to the internal layout arrangements are proposed to the proposed surgery to the basement floor from those previously approved as part of planning permission ref: 2006/19 at 'Altona' no. 2 South Circular Road. Minor changes to the drainage arrangements are proposed to the basement floor from those previously approved as part of planning permission ref: 2006/19 at 'Altona' no. 2 South Circular Road and to 54 & 55 Heytesbury Street previously approved under planning permission ref. 3353/19.

Ground Floor:

Minor alterations are proposed to window ope size and door position on the east elevation to the

previously approved planning permission ref: 3353/19 for nos. 54 & 55 Heytesbury Street. A new fanlight is proposed above the proposed door on the east elevation of no. 54 Heytesbury Street. Permission is sought for the omission of the access ramp previously approved as part of planning permission ref: 3353/19 and the inclusion of new steps, landing (3sq.m) and handrails at east elevation of nos. 54 & 55 Heytesbury Street. The ground floor level of the previously approved planning permission ref: 3353/19 is to be raised in nos. 54 & 55 Heytesbury Street so that it is level with the main surgery on the ground floor of 'Altona' no. 2 South Circular Road. The double gates to the proposed parking area, previously approved as part of planning permission ref. 3353/19 are to be omitted and one single swing gate is proposed. A new rooflight is proposed above corridor at the west side of no. 55 Heytesbury Street. Minor internal layout arrangements are proposed to the ground floor surgery layout from those previously approved as part of planning permission ref: 3353/19 at 'Altona' no. 2 South Circular Road.

**First Floor:**

The sill level of the north facing window at the first landing of the main stairs of the existing house (55 Heytesbury Street) is to be raised to accommodate the proposed roof construction of the ground floor surgery at nos. 54 & 55 Heytesbury Street.

**Second and third floors:**

The proposed two storey toilet extension at no. 55 Heytesbury Street, previously approved as part of planning permission ref: 2006/19, is to be moved to the east and new rainwater downpipe is proposed at the west side of the bathroom extension adjacent to the boundary with no. 4 South Circular Road. Two new windows are proposed on the east elevation of the bathroom extension, one on each floor of the proposed bathroom extension. The two windows on the north elevation of the bathroom extension, previously approved as part of planning permission ref: 2006/19, are to be moved west on the north elevation at no. 55 Heytesbury Street. Minor alterations are proposed to the cladding arrangement of the toilet block extension at no. 55 Heytesbury Street, previously approved as part of planning permission ref: 2006/19, on the north and east elevations and the brick elevation is to be omitted and replaced with zinc cladding on the west facing elevation.

**Roof Level:**

A new automatic opening vent is proposed on the west face of the existing roof. The arrangement of the rooflight on the proposed bathroom extension to no. 55 Heytesbury Street, previously approved as part of planning permission ref: 2006/19, is to be altered.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3601/21
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/11/2021
<b>Applicant</b>	IPUT Plc
<b>Location</b>	Block C, 5-8, Magennis Place, Dublin 2

**Additional Information**

**Proposal:** The proposed development seeks to amend a permission granted under Reg. Ref. 3791/20 and will consist of the installation of an internal sign with illuminated lettering located above the over-door glazing to the pedestrian entrance to Block C from Magennis Place (located along the buildings western elevation at ground floor level) and the installation of an external wall mounted (internally illuminated) sign projecting perpendicular to the building façade with a black painted metal finish (located along the buildings western elevation at ground floor level).

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3605/21
<b>Application Type</b>	Permission



**Decision** GRANT PERMISSION  
**Decision Date** 23/11/2021  
**Applicant** Sandymount Neuromuscular & Sports Injury Clinic  
**Location** 7A, Londonbridge Road, Dublin 4  
**Additional Information**  
**Proposal:** Permission for a change of use from ground floor shop to sports injury clinic including new entrance screen and signage to the front and associated works.

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**Area** Area 1 - South East  
**Application Number** 3606/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2021  
**Applicant** Edward Dobbs and Grainne Ross  
**Location** 21 Orwell Park, Rathgar, Dublin 6, D6 W6Y4  
**Additional Information**  
**Proposal:** Planning permission is sought for demolition of existing single storey garage to the side; construction of new single storey extension to side and rear of dwelling house; construction of free standing garden room to the rear garden; refurbishment of existing house; insertion of new roof light to front of main roof; modifications to existing vehicular entrance and installation of new sliding gate.

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**Area** Area 1 - South East  
**Application Number** 3610/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Musgrave Operating Partners Ireland Ltd  
**Location** Unit 1 & Unit 2, SuperValu, Sundrive Shopping Centre, Sundrive Road, Kimmage, Dublin 12  
**Additional Information**  
**Proposal:** Demolition of internal wall structure between Unit 1 and Unit 2 to form one combined retail area of 141 sq.m, Elevational changes to include new glazing and new signage and associated works.

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**Area** Area 1 - South East  
**Application Number** 3611/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2021  
**Applicant** Fenderside DAC  
**Location** A site located at Hatch Street Upper (to the north), Harcourt Street (to the west) and a public plaza to the west, Dublin 2. Site consists of the northern element of the platform building (former Tripod bar and venue) of former Harcourt St Railway Station

**Additional Information**  
**Proposal:** Permission for development at a site located at Hatch Street Upper (to the north),

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Harcourt Street (to the west) and a public plaza to the west, Dublin 2. The site consists of the northern element of the platform building (former Tripod bar and venue) of the former Harcourt Street Railway Station. A part of a protected structure is situated within the application site (RPS Ref. 3514: former station roof and facade). The development consists of the following: i) Subdivision of retail/restaurant unit to the northern end of the building to provide for a new 40 sq.m. unit; ii) Replacement of existing stone faced doors with glazed entrance doors within an increased opening, incorporating a backlit signage zone within the fanlight; iii) Signage to external wall and commemorative plaque; iv) All ancillary and associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3616/21  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/11/2021  
**Applicant** Eamonn Kennedy  
**Location** 8A, Parnell Road, Harold's Cross, Dublin, 12. (Corner of Parnell Road and Greenmount Lane)

**Additional Information**

**Proposal:** Permission for demolition of existing part single story and part two storey extension and construction of a new two storey extension all to the rear of 8A Parnell Road, Harold's Cross, Dublin 12.

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**Area** Area 1 - South East  
**Application Number** 3623/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/11/2021  
**Applicant** Chevron and Dymphna Nolan  
**Location** 22 Camden Row, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the removal of a non-original cement render to the upper floor front (south) facade and the restoration and repointing of the original brickwork.

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**Area** Area 1 - South East  
**Application Number** 3625/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 26/11/2021  
**Applicant** Georgina Mullen , Craig Andrew  
**Location** 61 Ranelagh Road, Dublin 6, D06 YW11

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: planning permission for the development consisting of alterations and extensions to existing 3 storey rear return to form new extended lower ground floor accommodation; new bedroom and projecting bay window to ground level; new opal glass windows to north elevation; alterations to existing rear return roof to increase floor/ceiling level and replacement with reduced footprint to accommodate new bathroom; reinstatement of previously modified landing arch window internally; removal of window and vents facing no. 60 Ranelagh

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Road; removal of non-original utility extension and steps to rear return; removal of existing ensuite to first floor front room and replacement with smaller ensuite to rear bedroom area; removal of stairs to attic bedroom area and reinstatement of ceiling in landing area; new 3m & 2.6m wide internal openings to existing walls in lower ground floor; new stud wall to form utility space to lwr ground floor; new wc to lwr ground floor area, alterations to front lwr ground floor window to form new double doors in existing opening; new extended front terrace area to lwr ground floor front garden space; removal of cement pointing to existing front granite steps and replacement with lime mortar; new rear terrace and steps at reduced levels to rear garden to access existing garden/garage area; new insulated slab to lwr ground floor; repairs to main roof including replacement of front roof-light to conservation roof-light, removal of existing rear roof light; replacement of casement windows to sash windows to main house and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3868/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	22/11/2021
<b>Applicant</b>	Christopher and Ken O'Connor
<b>Location</b>	74 Home Villas, Donnybrook, Dublin 4, D04 V9H7

**Additional Information**

**Proposal:** Planning permission for the development will consist of the provision of a single storey extension to the rear, containing a universal access shower room with drainage connection to the existing combined sewer & associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3872/21
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	22/11/2021
<b>Applicant</b>	John Doherty
<b>Location</b>	16, Elmwood Avenue Lower, Ranelagh, Dublin 6, D06Y308

**Additional Information**

**Proposal:** RETENTION: of the existing mural on the gable wall of the two storey house at this address. Vehicle access is unaffected. This is not a listed protected structure. This application does not relate to development within the meaning of part 11 of the Planning and Development Regulations 2001 (As amended) (Major Accidents Directive). No Integrated pollution Control License/Waste License is applicable. This application does not relate to development in a Strategic Development Zone. No Environmental Impact Statement or Nature Impact Statement is applicable.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3873/21
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	22/11/2021
<b>Applicant</b>	Mr. Nicholas Toppin
<b>Location</b>	12 Clare Street, Dublin 2, D02 AX56

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for development comprising the

change of use of a protected structure from office use to residential use and works to a protected structure including the installation of a new kitchen in the basement and a shower room in the existing extension to rear at ground floor level, along with associated decoration including painting, tiling and flooring and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** 3878/21  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/11/2021  
**Applicant** The Board of Directors of St. Clare's Pre-School  
**Location** St Clare's Primary School, Harold's Cross Road, Dublin 6W

**Additional Information**

**Proposal:** RETENTION: Retention permission for the detached single storey two classroom pre-school building located to the rear.

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**Area** Area 1 - South East  
**Application Number** 3879/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/11/2021  
**Applicant** Arthur Smith  
**Location** 82, Serpentine Avenue, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for single storey extension to side.

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**Area** Area 1 - South East  
**Application Number** 3880/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/11/2021  
**Applicant** William Gilbert Treacey  
**Location** 79, Sandford Road, Dublin 6, (D06CK83).

**Additional Information**

**Proposal:** Permission for the following development:  
Demolition of 283 sq.m of existing commercial buildings.  
Erection of 6 two storey (plus attic) townhouses.  
8 Car parking spaces, and associated site works (including drainage).

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**Area** Area 1 - South East  
**Application Number** 3882/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/11/2021  
**Applicant** Ray Kimberely  
**Location** 118 Thomas Street, Dublin 8,

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### Additional Information

**Proposal:** PROTECTED STRUCTURE and is located in an architectural conservation area. The proposed works include i. a change of use of the rear of the ground floor unit from home brewers centre to residential unit and ii. a two storey extension on the roof of the existing ground floor to the rear comprising of a residential unit on each floor.

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**Area** Area 1 - South East  
**Application Number** 3884/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/11/2021  
**Applicant** Joseph Hughes  
**Location** 23 Synge Street, Portobello, Dublin 8, D08 P6YR

### Additional Information

**Proposal:** PROTECTED STRUCTURE: planning permission is sought for (i) attic conversion from current void into a bedroom and en suite bathroom, (ii) addition of a dormer window onto the rear roof of the house & (iii) addition of two velux windows at rear.

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**Area** Area 1 - South East  
**Application Number** 3893/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/11/2021  
**Applicant** Jason Investments  
**Location** 12, Wicklow Street, Dublin 2, DO2EC43

### Additional Information

**Proposal:** Planning permission for a material change of use from office to retail use at first floor level, together with a single storey extension (retail, 45 sqm) located at first floor level to the rear, an extension of the basement level (retail, 12.8 sqm) to the rear together with a new staircase linking basement, ground and first floor levels with links into no 4 Glendenning lane to the rear of the property. A new shopfront on Wicklow street with associated signage, all at 12 Wicklow Street, Dublin 2, D02EC43.

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**Area** Area 1 - South East  
**Application Number** 3896/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/11/2021  
**Applicant** The Iveagh Trust  
**Location** The Iveagh Hostel, Bride Road, Dublin 8, D08R7DX

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Permission for development at this 8 sq.m site: The Iveagh Hostel, Bride Road, Dublin 8, D08R7DX, a protected structure (Record of Protected Structures ref. 860). The development will consist of: the removal of the existing concrete steps and landing located within the main entrance porch on the ground floor of the Iveagh Hostel which is situated on Bride Road. Remedial works are proposed to the existing steel structure which is currently supporting the existing landing. Replacement concrete stairs and landing are proposed together with associated site works.

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**Area** Area 1 - South East  
**Application Number** 3910/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/11/2021  
**Applicant** Tullington limited, General Partner on behalf of the Victoria Limited Partnership  
**Location** Nos. 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, Dublin 4.

**Additional Information**

**Proposal:** Tullington Limited, General Partner on behalf of the Victoria Limited Partnership intends to apply for permission for development at this site of 0.0514 Ha (514 sqm) at Nos. 1 and 2 Haddington Road (also known as Victoria Buildings), Ballsbridge, Dublin 4.

The development will principally consist of: the removal of plant equipment at roof level of No. 2 Haddington Road and the provision of an office extension of c. 369 sq m comprising 1 No. storey vertical extension (c. 318 sq m) increasing the height of No. 2 Haddington Road from 4 No. storeys over basement to 5 No. storeys over basement and the provision of a lateral extension (c. 51 sq m) at third floor level (infilling of balconies). The development will also include: associated elevational changes; screened plant; sedum roof; and all associated site and development works above and below ground. There are no works proposed to No. 1 Haddington Road which forms part of the subject site.

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**Area** Area 1 - South East  
**Application Number** WEB1813/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/11/2021  
**Applicant** Shane O'Reilly  
**Location** 129, Saul Road, Crumlin, Dublin 12  
**Additional Information** Additional Information Received  
**Proposal:** Front single story extension. Two-story and single-story extension to the rear. for extended living and additional bedroom. Dropped kerb to the front to allow vehicular access.

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**Area** Area 1 - South East  
**Application Number** WEB1972/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2021  
**Applicant** Bradley Investments Limited  
**Location** 9, Martello Mews, Sydney Parade Avenue, Dublin 4  
**Additional Information**  
**Proposal:** Bradley Investments Limited intend to apply for permission at no.9 Martello Mews, Sydney Parade Avenue, Dublin 4. The development will consist of 8sqm ground floor rear extension; 4 sqm first floor rear extension and 8sqm second floor rear extension resulting in 525mm increase of ridge height; creation of ground floor window to the side elevation; internal modifications and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1973/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/11/2021  
**Applicant** Sarah Sew & David Collins  
**Location** 28, Fortescue Lane, Mountpleasant Avenue Lower,  
Dublin 6

**Additional Information**

**Proposal:** The development will consist of, the construction of a single storey extension to the rear of the existing property in conjunction with the replacement of an existing set of glazed doors with a new set of windows to the front of the property addressing Fortescue Lane. As part of the proposed works some internal alterations to the existing house are also proposed.

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**Area** Area 1 - South East  
**Application Number** WEB1976/21  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/11/2021  
**Applicant** Religious Sisters of Charity Ireland  
**Location** 9, Armagh Road, Crumlin, Dublin 12

**Additional Information**

**Proposal:** Creation of new vehicular and pedestrian access to the front of the house on Armagh Road, to include new gates and driveway; works to the side boundary of the house to include removal of existing gate access and replacing same with railings; and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB5140/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/11/2021  
**Applicant** James Alex Doran  
**Location** 50, Grosvenor Lane, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of the partial demolition of the existing rear wall and roof, and the erection of a part first floor, part two storey extension to the rear of the existing end of terrace dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level.

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**Area** Area 1 - South East  
**Application Number** WEB5141/21  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 26/11/2021  
**Applicant** David Ryan  
**Location** 49, Grosvenor Lane, Rathmines, Dublin 6

## Additional Information

**Proposal:** The development will consist of the partial demolition of the existing rear wall and roof, and the erection of a part first floor, part two storey extension to the rear of the existing terraced dwelling house, including one new rooflight at ground floor level and two new rooflights at first floor level.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 2685/21  
**Appeal Type** Written Evidence  
**Applicant** Merrion Courtyard Ltd.  
**Location** 18, Merrion Road, Nos 1 and 2 Ballsbridge Avenue, Ballsbridge, Dublin 4

**Additional Information** Additional Information Received

**Proposal:** Permission for development of a site c.515m<sup>2</sup> at 18 Merrion Road, Nos 1 and 2 Ballsbridge Avenue (including associated rear yards of No. 18 Merrion Road and No's 1 & 2 Ballsbridge Avenue), Ballsbridge, Dublin 4. The development will consist of the demolition of 1st & 2nd floor rear extension to No. 18 Merrion Road (the existing ground floor restaurant at 18 Merrion Road is excluded from this application), single storey elements to rear of No. 1 and 2 Ballsbridge Avenue and ancillary single storey sheds and outbuildings in the associated rear yards (Demolitions total c.264m<sup>2</sup>) to provide for the construction of 9 no. residential units in a part 1, part 2 and part 3 storey building accessed off Ballsbridge Avenue, incorporating the existing buildings at No.1 and No. 2 Ballsbridge Avenue and linking to No. 18 Merrion Road at 1st and 2nd Floor level. There are 6 no. residential units (2no. studios, 2 no. one bed, 2 no. two bed and all with balconies/terraces) in the new building and 3 residential units (2 no. one beds at 1st and 2nd floor of No. 18 Merrion Road and 1 no. 1 bed in No.2 Ballsbridge Avenue) in existing buildings. No. 1 Ballsbridge Avenue is to remain as is existing in office use at ground floor level, with refurbished interior. The development includes the provision of 16 bicycle parking spaces within the scheme, new bin storage area at ground floor level on Ballsbridge Avenue, and all landscaping, plant, boundary treatment, site development works and site services above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB1910/21  
**Appeal Type** Written Evidence  
**Applicant** Greg Patel  
**Location** 12, Tivoli Avenue, Harold's Cross, Dublin 6w, D6W DX26

**Additional Information**

**Proposal:** Planning Permission is sought for demolition of rear garage (12.08m<sup>2</sup>), single storey extension at rear (44.5m<sup>2</sup>), alterations to rear and side windows/doors, new boundary wall centred on lane-way, alteration to front garden wall and the creation of a vehicular access at 12 Tivoli Avenue, Harold's Cross, Dublin, D6W DX26 by Mr Greg Patel.

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**Area** Area 1 - South East  
**Application Number** WEB1912/21  
**Appeal Type** Written Evidence  
**Applicant** Maurice & Mary Hennessy

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**Location** 21, Marine Drive, Sandymount, Dublin 4, D04 DX47

**Additional Information**

**Proposal:** The development will consist of: the conversion of the existing attic including a dormer roof window to the rear of the house. The proposed development includes roof lighting to the front of the house. All associated site works and all ancillary minor works.

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 2379/21  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @24/11/2021  
**Applicant** Orla Marron and Bojula Enrique Torao Garcia  
**Location** 201, Upper Rathmines Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for construction of a new flat roofed single storey extension with two rooflights to the rear of 201 Upper Rathmines Road, Dublin 6, D06 TP63, D06 T1W7, D06 X768, D06 F9F7, D06 CD71, D06 N8F7, the exterior of the building and its curtilage is a protected structure. The application includes demolition of the original single storey lean-to section at the end of the rear return, demolition of a section of wall at ground floor of the rear return, demolition of the original garden shed, demolition of three non-original single storey rear extensions of 4 sqm, 1.5 sqm and 2.3 sqm respectively, removal of non-original window to rear of dining room, to create door to the proposed extension, replacement of roof light to the rear return roof, some repairs and associated site works. The application also involves widening of the existing vehicle entrance to the rear, new gates, and new garden shed at end of garden.

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# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

47/21

(22/11/2021-26/11/2021)

**Area** Area 1 - South East  
**Application Number** 0396/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Mojaclo Ltd  
**Location** 16, Fitzwilliam Square and 16 Lad Lane, Dublin 2  
**Registration Date** 23/11/2021

**Additional Information**

**Proposal:** SHEC: PROTECTED STRUCTURE: The site is within the curtilage of 16 Fitzwilliam Square East. The development will consist of:

1. Removal of the existing internal walls, floors, & roof of the existing mews building.
2. Construction of new internal layouts, ground floor extension, & second floor extension with flat roof,
3. The extension & refurbishment of the mews building will provide 2no 'own front door' apartments for medium-term rental use in the form of 1no ground floor apartment (3bed/6person apartment with private courtyard & shared garden space with 16 Fitzwilliam Sq) & 1no 1st/2nd floor duplex apartment (3bed/5person apartment with 2F terrace).

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**Area** Area 1 - South East  
**Application Number** 0397/21  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Tim McCormick  
**Location** 13, Ontario Terrace, Ranelagh, Dublin 6  
**Registration Date** 24/11/2021

**Additional Information**

**Proposal:** SHEC: Subdivision of existing house (a protected structure) into two units.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

47/21

(22/11/2021-26/11/2021)

**Area** Area 1 - South East  
**Application Number** 0392/21  
**Application Type** Section 5  
**Applicant** Lucy Bambury  
**Location** 14, Riverside Walk, Clonskeagh, Dublin 6  
**Registration Date** 23/11/2021  
**Additional Information**  
**Proposal:** EXPP: Exemption certificate required to have skylight to rear of property, flush with roof.

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**Area** Area 1 - South East  
**Application Number** 0398/21  
**Application Type** Section 5  
**Applicant** Ellen Jones  
**Location** 42, St. Attracta Road, Cabra, Dublin 7  
**Registration Date** 24/11/2021  
**Additional Information**  
**Proposal:** EXPP: Current extension is subsiding. This building/extension is being replaced by a single storey extension to the rear.

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**Area** Area 1 - South East  
**Application Number** 0400/21  
**Application Type** Section 5  
**Applicant** Klaus Reichert  
**Location** 7, Raglan Hall, Clyde Road, Dublin 4  
**Registration Date** 25/11/2021  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Preliminary opening up works to existing dry lined walls to ascertain any extant fabric. 2. Where no remaining fabric is found, to continue and remove all modern drylining interventions to external walls. 3. Thereafter to remove all modern plasterboard finishes to new stud walls. 4. To remove false suspended ceilings where evidenced by access through trap doors locally. All cornicing is observed as modern replacement to plasterboard ceilings. 5. Lifting of modern timber stained tongued and grooved floor boards to all rooms to expose structure for further inspection, and consideration of fire resisting interventions under separate planning application.

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**Area** Area 1 - South East  
**Application Number** 0401/21  
**Application Type** Section 5  
**Applicant** Gillian Edgeworth  
**Location** 7 Raglan Court, 14, Raglan Road, Dublin, 4  
**Registration Date** 26/11/2021  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: We are seeking clarification as to which of the

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below may be carried out as exempted development and which, if any, would require planning permission: 1. Take down modern plasterboard ceilings and cornices insulate between floor joists. Refit with two sheets of plasterboard detailed to create sound separation. 2. Lift existing floor finishes, insulate between floor joists, lay new underfloor heating system on top of joists detailed to reduce sound transfer and lay new timber floors. 3. New mains gas connection. 4. Replace sanitary ware to bathrooms. 5. Fit new kitchen. 6. Electrical re-wire. 7. Reconfigure room layout with alterations to modern partitions. 8. Form new opening in partition wall (D016), and alter existing opening at (D009). 9. Replace door (D003). 10. Replace modern skirting's, remove modern dado rails and picture rails. 11. Reposition door (D005). 12. Remove modern partitions (D006) and (D007). 13. Replace modern fireplace (F03). 14. Refurbish the existing windows. The windows are to be carefully repaired with any rotten wood removed and new wood to the same detail spliced into place. Broken sash cords to be replaced. Replace non-historic single glazing with slimline double glazing. Existing brush seals to be replaced with new. All to be painted on completion. Modern ironmongery to be replaced with new.

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